

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 23, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Calder, Hardwick,  
Linnell, Phillips, Rankin,  
Sweeney and Wilson

ABSENT: Alderman Broome (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel, Property matters, etc.

ADOPTION OF MINUTES

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated June 16, 1970, be adopted.

- CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Bird,

THAT the Minutes of the Special Meeting of Council (Court of Revision), dated June 18, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,  
SECONDED by Ald. Wilson,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Grant:  
Outward Bound British Columbia

The Council further considered the application of the Outward Bound British Columbia organization for a grant in the amount of \$11,200. The Standing Committee on Finance, on May 14, 1970, in recommending a grant of \$5,250 made the recommendation subject to:

- (a) the Director of Social Planning/Community Development reporting back at the year end on the disbursement of the grant.
- (b) the selection of the boys being under the control and with the agreement of the Director of Social Planning/Community Development.

cont'd...

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UNFINISHED BUSINESS (cont'd)

Grant:

Outward Bound British Columbia (cont'd)

MOVED by Ald. Hardwick,  
THAT this application be approved.

(not put)

MOVED by Ald. Calder,  
THAT the application be tabled to the next meeting.

- CARRIED

2. Grant:  
Vancouver Opera Association

The Council further considered application of the Vancouver Opera Association for a grant in the amount of \$19,500.00, the Finance Committee having recommended \$15,000 in rentable time of the Civic Theatre.

MOVED by Ald. Calder,  
THAT the application be tabled to the next meeting.

- CARRIED

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It was agreed to vary the Agenda to allow consideration at this time of report of the Board of Administration (Works and Utility matters), dated June 19, 1970, particularly Clause 5.

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BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, June 19, 1970

Works and Utility Matters

(i) Musqueam Indian Reserve and  
Salish Subdivision (Clause 5)

The Board of Administration submitted the following report of the Corporation Counsel:

"On March 24, 1970 Council considered a lengthy report of the Standing Committee on Finance dated March 19 dealing with the Salish Subdivision in Musqueam. The report of the Standing Committee was adopted (with two minor modifications), and it appeared that all matters outstanding between the City and the developers had been resolved.

In summary, the City agreed to reimburse the developers for the cost of providing the services to the subdivision (approximately \$550,000) conditional upon all City by-laws being effective and the zoning in accordance with the City's RS-1 and RM-1 regulations.

At that time the application of City by-laws in this area did not present any problem because the Musqueam Band had agreed to surrender this land to the Crown Federal. The then prevailing legal opinion was that all Provincial and Municipal laws were effective on surrendered Indian lands.

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Musqueam Indian Reserve and  
Salish Subdivision (cont'd)

In April of this year however, the British Columbia Court of Appeal held that even where Indian lands are surrendered to the Crown, they are still lands reserved for the Indians, and therefore Provincial and Municipal laws which attempt to regulate what may be done on those lands or how they may be used, are inapplicable and cannot be enforced. Accordingly, unless this judgment is appealed (which I understand is unlikely), and overruled by the Supreme Court of Canada, a fundamental condition of the City's agreement with the developers cannot now be carried out.

Before reporting to Council I discussed this matter at length with the solicitor for the developers and a representative of the Department of Indian Affairs. They are most anxious to put this development on the market, but the matter of making City by-laws applicable in this subdivision is still unresolved. The only method that now seems appropriate (complete alienation), is apparently unacceptable to the Band.

The solution suggested by the developers is that the proposals agreed to by Council on March 24 be implemented, and although Provincial and Municipal laws that concern the land will not be effective, the developers will attempt to specify the same standards by means of covenants in each lease. With some changes in the present proposed draft lease this could be done, although the City will never have any power to enforce these standards.

This matter is brought to your attention in order that you may consider whether or not, in the light of the fact that the City now has no legislative jurisdiction or power to enforce by-laws over these lands, the City is still prepared to reimburse the Band for the cost of the services in accordance with Council's previous resolution."

The Council noted a request from Mr. Gardom to speak to the Council on this matter on behalf of the Musqueam Band. Permission was granted and therefore Mr. Gardom addressed the Council urging a previous arrangement with the Council be confirmed. He pointed out covenants will be placed in leases of land to specify the standards as agreed to with the City previously, insofar as Provincial and Municipal laws are concerned.

MOVED by Ald. Adams,

THAT the Corporation Counsel be instructed to prepare the best agreement terms possible to protect the City's interests in the matter.

- CARRIED

UNFINISHED BUSINESS (cont'd)

3. Areas of Special Amenity:  
Gastown and Chinatown

The Council further considered the following motion of Alderman Calder and Alderman Linnell regarding areas of special amenity: Gastown and Chinatown:

"THAT, as Council is concerned with the well-being of Vancouver's historic area, Council designates both Gastown and Chinatown as areas of special amenity and requests that the Director of Planning ensure that no harmful developments are allowed to take place."

(tabled)

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UNFINISHED BUSINESS (cont'd)

Areas of Special Amenity:  
Gastown and Chinatown (cont'd)

MOVED by Ald. Calder,  
THAT this motion be tabled for two weeks.

- CARRIED

4. Police Control Equipment

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see pages 7 & 8)

COMMUNICATIONS OR PETITIONS

1. Davis Cup Championships

His Worship the Mayor submitted a telegram from the Canadian Lawn Tennis Association in answer to the City's invitation that the American Zone Davis Cup Championships, scheduled for July of this year, be held in Vancouver. The Association's advice indicated the championships would be played in Winnipeg but Vancouver will be given future consideration.

MOVED by Ald. Adams,  
THAT this information be received.

- CARRIED

2. Joint Study re Simulation Model:  
Vancouver Region

The Director of Planning submitted a communication further to Council's approval to participation by City staff in a joint study with the University of British Columbia and the Greater Vancouver Regional District to develop a mathematical simulation model of the Vancouver region. The Council's approval was subject to appropriate commitments from these bodies and the Ford Foundation. It was advised all three groups now have approved their commitments.

MOVED by Ald. Bird,  
THAT this information be received.

- CARRIED

3. Permission for Tent:  
22nd Avenue between Penticton and Nanaimo Streets  
Victoria Drive Gospel Hall

The Council considered request from the Victoria Drive Gospel Hall for permission to place a tent near 22nd Avenue between Penticton and Nanaimo Streets. In support of the request was a petition signed by certain residents in the area, stating there is no objection, subject to certain conditions as to tidiness and conformity with City by-laws.

MOVED by Ald. Bird,  
THAT this request be approved, subject to the following conditions:

- (a) conformity with all relevant By-laws
- (b) a rent of \$150 per month
- (c) a bond of \$100 returnable when the land is reinstated to its original condition to the satisfaction of the Supervisor of Property and Insurance
- (d) consultation with the neighbouring property owners as to the location of facilities
- (e) approval of the Medical Health Officer.

- CARRIED

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COMMUNICATIONS OR PETITIONS (cont'd)

4. Deputy Mayor:  
Quarter Commencing July 1, 1970

MOVED by Ald. Wilson,

THAT, pursuant to recommendation of His Worship the Mayor, Alderman Rankin be appointed Deputy Mayor for the quarter commencing July 1, 1970.

- CARRIED

5. Invitation to 4th of July Celebrations:  
Vancouver, Washington

MOVED by Ald. Bird,

THAT the invitation from the Fort Vancouver Fourth of July Committee, Vancouver, Washington, that His Worship appoint an official representative of Vancouver, British Columbia, to attend 4th of July celebrations, be left in the hands of His Worship the Mayor.

- CARRIED

6. Unemployment Insurance Payments  
in Certain Cases

In the matter of unemployment insurance payments and persons affected by labour disputes, the Council received a communication from the Minister of Labour, Ottawa. He pointed out that applications for benefits received from persons whose layoff was due to reasons other than a labour dispute or any involvement in any of the recent labour disputes in British Columbia, were dealt with in the usual manner and benefits paid to persons meeting the requirements of the Unemployment Insurance Act.

MOVED by Ald. Hardwick,

THAT this communication be received and a copy forwarded to the International Woodworkers of America organization, a representative of which appeared before the Council on June 9th on this matter.

- CARRIED

7. Federal Centennial Grant

His Worship the Mayor submitted a communication enclosing extract from the Daily Province of June 23rd, quoting the Honourable Premier Bennett as expressing the view British Columbia may not have the complete say in respect of the Federal Centennial grant. His Worship requested authority to proceed to Ottawa with another Council representative to discuss the matter with the Prime Minister and local Members of Parliament.

MOVED by Ald. Wilson,

THAT authority be granted pursuant to His Worship's request, if the trip is considered necessary.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Works and Utility Matters

(ii) Permission to use a Portable Organ  
on City Streets (Clause 6)

The Board of Administration submitted report of the City Engineer as a result of a letter from Caledonian Markets Ltd. requesting permission for an organ grinder to grind out old style music on the Streets. The instrument will bear an advertising card.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Permission to use a Portable  
Organ on City Streets (cont'd)

The Police do not see any traffic problem if the organ and grinder stay on the sidewalk and do not stay in one place for a prolonged period of time.

It is suggested if approval is granted it be on a trial basis for a period of three months.

MOVED by Ald. Wilson,  
THAT permission be granted as requested.

(amended)

MOVED by Ald. Linnell, in Amendment,  
THAT the following words be added to the motion of Alderman Wilson:

'on a trial basis of three months but subject to  
no advertising appearing in the operation.'

(carried)\*

The amendment was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE AMENDMENT

Alderman Hardwick  
Alderman Rankin  
Alderman Linnell  
His Worship the Mayor  
Alderman Calder  
Alderman Phillips

AGAINST THE AMENDMENT

Alderman Adams  
Alderman Wilson  
Alderman Bird  
Alderman Sweeney

The amendment was declared,

- CARRIED\*

The motion as amended, and reading as follows, was put and carried:

"THAT permission be granted as requested on a trial basis of three months but subject to no advertising appearing in the operation."

(iii) Balance of Works and Utility Matters

MOVED by Ald. Linnell,

THAT clauses 1 to 4 inclusive of the report of the Board of Administration (Works and Utility matters), dated June 19, 1970, be adopted.

- CARRIED

(for action on Clause 5 see pages 2 & 3)

Building and Planning Matters

(i) Fraserview Killarney Area Council re  
Southeast Sector Development (Clause 1)

MOVED by Ald. Hardwick,

THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated June 19, 1970, be approved and the Fraserview Killarney Area Council be informed that when a particular project is brought to Council for consideration, the organization will be so informed.

- CARRIED

(ii) Balance of Building and Planning Matters

MOVED by Ald. Linnell,

THAT Clauses 2, 3, 4, and 6 of the report of the Board of Administration (Building and Planning matters), dated June 19, 1970, be adopted, and Clause 5 received for information.

- CARRIED

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At this point His Worship the Mayor introduced to Council, Councillor A. H. Honikman of the City of Cape Town, South Africa, a former Lord Mayor of that City, who was in the gallery, accompanied by former Alderman W. A. Street.

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The Council recessed at approximately 10:30 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately 12 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Calder, Hardwick,  
Linnell, Phillips, Rankin, Sweeney  
and Wilson

ABSENT: Alderman Broome (Leave of Absence)

#### DELEGATIONS AND UNFINISHED BUSINESS

Police Control Equipment:  
Riot Sticks

The Council further considered request from the Police Commission for authority to purchase 150 riot sticks, which matter was laid on the table to receive delegations.

Delegations were heard as follows:

#### IN OPPOSITION TO PURCHASE

Mrs. Betty Tarrant, Executive Director  
Crisis Intervention and Suicide Prevention Centre

Mrs. E. Huestis  
Unemployed Citizens Welfare Improvement Council

Mr. Wayne Richards, Chairman  
Kitsilano Area Resources Council

Mr. T.L. Perry Jr.

Mr. J. Stanton, President,  
B.C. Civil Liberties Association

Mr. L. Atkins  
The Action Committee for Unemployed Youth

Mr. N. Gibbons, President, Greater Vancouver Area  
B.C. Association of Social Workers

Mr. B. Campbell  
Point Grey Constituency Association N.D.P.

Mrs. H. Thomas, Chairman  
Vietnam Action Committee

Mr. A. Saba Jr. (brief filed)

Mr. T. Hodge, President,  
Alma Mater Society, U.B.C. (brief filed)

cont'd...

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Delegations in Opposition to Purchase (cont'd)

Mrs. M. Monteith

E. Podovinnkoff,  
B. C. Peace Council

IN SUPPORT OF PURCHASE

Mr. P.D. Butler, B.C. Field Director  
Canadian League of Rights (brief filed)

Mr. T.W. Spaetgens  
Committee of Concerned Citizens (brief filed)

The Council noted that of the communications received on this subject, 279 were from individuals in support and 41 from individuals opposed and 4 were received from groups in support and 20 opposed.

MOVED by Ald. Adams,

THAT the request of the Board of Police Commissioners for authority to purchase 150 riot sticks be approved.

(carried)\*

His Worship the Mayor instructed, at the request of Alderman Wilson, that copies of all communications and briefs on file with the City Clerk be forwarded to the Director of Social Planning/Community Development.

Following Council debate on the motion, Alderman Calder withdrew from the meeting to 'pair off' Alderman Broome who was absent and whose views it was stated were in favour of the purchase of this equipment

A recorded vote was requested on the motion of Alderman Adams and the record, therefore, is as follows:

FOR THE MOTION

Alderman Sweeney  
Alderman Wilson  
Alderman Bird  
His Worship the Mayor  
Alderman Adams

AGAINST THE MOTION

Alderman Phillips  
Alderman Rankin  
Alderman Linnell  
---  
Alderman Hardwick (did not  
vote and therefore was  
recorded in the negative)

The motion was declared,

- CARRIED\*

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During consideration of the foregoing matter a short recess was observed at 4:00 p.m. following which debate continued and after the decision was made, a further short recess was observed at approximately 4:45 p.m.



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COMMUNICATIONS OR PETITIONS (cont'd)

8. Community Picnic:  
Vancouver Inner-City Service Project

His Worship the Mayor presented a communication dated June 23, 1970, from the Vancouver Inner-City Service Project advising of a community picnic sponsored with the Fairview Slopes Ratepayers and Tenants Association between the hours of 12 noon and 9:00 p.m., on July 1st, for residents of the Fairview slopes. In this regard the request is made for permission to use the undeveloped City right-of-way on Spruce Street between 6th and 7th Avenues.

MOVED by Ald. Wilson,

THAT permission be granted as requested, subject to the requirements of the City Engineer.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

(1) Crystal Pool Replacement:  
1971-75 Capital Program (Clause 2)

The Board of Administration submitted report of the Director of Finance pointing out the Council, on June 9th, approved the Park Board's request for an advance of a \$45,000 expenditure under the 1971-75 Five-Year Plan in order that immediate action may be taken to choose an architect in respect of replacement of the Crystal Pool. The Council added two conditions, i.e. the site for the pool replacement to be discussed in due course with the Council and the Director of Finance to report on the method of advance financing for the \$45,000. The recommendation is made that the source of funds for these architect's fees be an advance against the 1971-75 Five-Year Plan funds.

MOVED by Ald. Adams,

THAT the source of funds be as recommended by the Director of Finance;

FURTHER the Park Board be advised that approval of funds for planning and replacement of Crystal Pool does not give this project any priority and that calling for tenders and contracts will depend on the order of priorities placed by Council for the many City needs to be met from borrowed funds, as there is no certainty of the availability of such funds on terms that can be acceptable.

- CARRIED

(ii) Grant: Laurel House Society (Clause 3)

The Board of Administration submitted request of the Laurel House Society for a grant in the amount of \$3,300. The opportunity to appear as a delegation is requested. The Council noted, however, that this organization had appeared before the Finance Committee earlier in the year.

MOVED by Ald. Adams,

THAT no further action be taken on this application.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

- (iii) Luncheon:  
Canadian Young Voyageur Program (Clause 4)

The Board of Administration advised of request from the Sir Charles Tupper Secondary School that the City sponsor an informal luncheon in the Centennial Museum cafeteria to entertain 42 Grade 11 exchange students from Winnipeg, during the week of July 22 - July 30, the approximate cost being \$85.00.

MOVED by Ald. Wilson,

THAT the City host a luncheon up to the amount of \$85.00 and the details be left in the hands of the Entertainment and Civic Recognition Committee, including obtaining passes to suitable Civic facilities for this group.

- CARRIED

- (iv) Balance of Finance Matters

MOVED by Ald. Bird,

THAT Clauses 1 and 5 of the report of the Board of Administration (Finance matters), dated June 19, 1970, be adopted.

- CARRIED

- B. Personnel Matters,  
Regular, June 12, 1970

Salary and Classification Review:  
Golf Course Attendant II, Park Board

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Personnel matters, Regular), dated June 12, 1970, be adopted.

- CARRIED

- C. Property Matters

- (i) Dick Building:  
1490 West Broadway (Clause 5)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested.

- (ii) Sale of City-owned Property:  
2221 Pine Street (Clause 6)

The Board of Administration submitted report of the Supervisor of Property and Insurance and the City Engineer advising Plimley Motors Ltd., owners of most of the surrounding property in the block, have requested the City approve sale to the company of City-owned lot South 26.5' of Lots 9 & 10, Block 288, D.L. 526 and a small portion of land dedicated for lane, in order to consolidate with the abutting property.

MOVED by Ald. Phillips,

THAT approval be given to the direct sale of this City-owned property and small portion of land mentioned, to Plimley Motors Ltd.

- CARRIED

cont'd.....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters

Sale of City-owned Property:  
2221 Pine Street (cont'd)

MOVED by Ald. Adams,

THAT this sale be on the following conditions:

- (i) Sale price of South 26.5' of Lots 9 & 10 and 10' strip of lane abutting the West 16' of Lot 15 and Lot 16 except West 33', to be \$17,550.00 plus taxes on the land only and registration fees.
- (ii) Vacant dwelling on South 26.5' of Lots 9 & 10 to be demolished by Plimley Motors Ltd. within 60 days.
- (iii) South 26.5' of Lots 9 & 10 to be consolidated with adjoining vacant Lot B of Lots 9 & 10.
- (iv) Strip of lane abutting to be consolidated with West 16' of Lot 15 and Lot 16 except West 33'.

- CARRIED

(iii) Balance of Property Matters

MOVED by Ald. Adams,

THAT Clauses 1 to 4 inclusive and 7 and 8 of the report of the Board of Administration (Property matters), dated June 19, 1970, be adopted.

- CARRIED

D. General Report:  
Gastown, Chinatown

It was agreed to defer consideration of this report pending the hearing of delegations as requested.

E. Parking Meter Replacement

The Board of Administration, under date of June 15, 1970, submitted report of the City Engineer and Purchasing Agent making recommendations as a result of tenders received for the purchase of 2,850 parking meters. The recommendations are as follows and the Board of Administration recommends adoption:

- "1. Council accept the low bid submitted by E.T. Curlette Sales Limited for the supply of 2,850 manual meters (including trade-in of existing meters) at a total cost of \$161,829.38 plus 5% Provincial Sales Tax.
- 2. The additional \$9,000 for meter replacement and installation expenses be appropriated from the Parking Meter Replacement Reserve Fund.
- 3. The Corporation Counsel be instructed to make the necessary amendments to the Parking Meter By-law No. 2952 to comply with the new parking meters and rate structure."

MOVED by Ald. Adams,

THAT the foregoing recommendations be approved.

- CARRIED

Regular Council, June 23, 1970 . . . . JUN 23 1970 . . . . . 12

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Social Service Department:  
Extension of Temporary Positions

The Board of Administration, under date of June 18, 1970, submitted report of the Acting Social Service Administrator and the Administrative Analyst regarding a number of temporary positions and recommending as follows:

- "1. The Social Service Department be maintained generally on the present basis until such time as the Financial Aid Programme is established, but subject to continued cost-sharing by the Province. (Estimated commencement date: September 1970).
2. In principle, the termination date for the 32 temporary positions noted above be extended until:
  - (a) the Financial Aid Programme is implemented (21 positions);
  - (b) the completion of the changeover of the filing system, anticipated by mid-August 1970 (7 Clerk Typists I and 4 Clerk Typists II);
  - (c) subject to review with the Provincial Department of Social Improvement, Rehabilitation and Human Resources on a month-to-month basis and a continuation of Provincial cost sharing.
3. The necessary funds be provided from Contingency Reserve."

The Board of Administration recommends adoption of the foregoing and the matter of cost-sharing be the subject of continuing review between the Provincial and City officials.

MOVED by Ald. Bird,

THAT the foregoing recommendations of the officials and the Board of Administration be approved.

- CARRIED

G. Study of Scavenging Procedures

The Board of Administration, under date of June 19, 1970, submitted report of the City Engineer as a result of a study of scavenging procedures. The City Engineer details the result of the study to date in respect of two man refuse collection crews vs three man crews and advised of specially designed side loaders. As a result of this study it is stated the low capacity and high capital cost of the two man units largely offset the significant decrease in labour costs possible with two man crews and therefore such operation has shown the two man units to be practical and economical only in certain areas of the City. The situation however, will continue to be under close observation.

MOVED by Ald. Bird,

THAT this information be received.

- CARRIED

Regular Council, June 23, 1970 . . . JUN 23 1970 . . . 13

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Grant: Vancouver Amateur Swimming Club  
Canadian Dolphin Swim Club

The Board of Administration, under date of June 19, 1970, submitted for consideration a request from the Presidents of the Canadian Dolphin Swim Club and the Vancouver Amateur Swimming Club for a grant in the amount of \$2,250 to provide a special reduced rental rate of \$12.00 per hour for the Percy Norman Memorial pool and \$7.00 per hour for the Crystal Pool. The Park Board approved a grant to these clubs in this amount, on a matching basis with City Council.

MOVED by Ald. Hardwick,

THAT the two swimming clubs be requested to consult with the Killarney Swim Club with a view to bringing in a joint grant application.

- CARRIED

I. Amending By-law to Control Roof Signs

The Board of Administration, under date of June 19, 1970, submitted a report regarding proposed amendment to the Zoning and Development By-law to control roof signs in C-2 and C-3 Commercial Districts. The history of the matter is set out in the Board of Administration report and the following is extracted therefrom:

"The Director of Planning has made application to amend Zoning and Development By-law #3575 to prohibit roof signs in C-2 and C-3 commercial districts which will include the deletion of Schedule 'F' to the by-law and necessary consequential changes.

It is therefore RECOMMENDED:

1. THAT the Corporation Counsel be requested to prepare a draft by-law amendment along the lines of Appendix A and that such amendment be referred direct to Public Hearing after report from the Town Planning Commission.
2. THAT City Council consider applying the prohibition of roof signs to all zoning districts throughout the City and if Council agrees to this policy, then the Director of Planning be authorized to make the necessary application to amend the Zoning and Development By-law and the Corporation Counsel be requested to revise the amendment referred to in (1) above accordingly."

The Board of Administration advised the Technical Planning Board approved these recommendations subject to minor drafting changes necessary. The Board of Administration so recommends.

MOVED by Ald. Bird,

THAT the foregoing recommendations be adopted, only insofar as necessary to process these applications to a Public Hearing.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Rental of Lighting Equipment to  
'Theatre in the Park'

The Board of Administration, under date of June 22, 1970, submitted the following report of the Manager of the Vancouver Civic Auditorium regarding the rental of lighting equipment to the organization 'Theatre in the Park':

"The Vancouver Civic Auditorium Board has lent encouragement to the 'Theatre in the Park' admitting that to produce summer musicals in The Queen Elizabeth Theatre is an enormously expensive affair. This was tried by the Vancouver Festival. What is really wanted by the public is open-air Theatre. To help avoid the hazard of rain, the promoters of 'Theatre in the Park' have been advised to design their sets in such a way that their production could be moved to The Queen Elizabeth Playhouse in case of persistent rain.

The 'Theatre in the Park' have entered a request that certain lighting elements, previously the property of Theatre Under The Stars, be loaned to them for the run of their productions.

The Vancouver Civic Auditorium Board concurs with the Manager's proposal that these be loaned to them under the care and supervision of The Queen Elizabeth Theatre lighting operator. In return, the sum of \$1,800.00 be paid by the 'Theatre in the Park' as a rental credit. In case of rain, their production could be moved to the Playhouse and this amount would cover ten evenings rental. If the credit is not used, it will accrue to Theatre rentals. Rentals in excess of \$1,800.00 and all other charges would be paid by 'Theatre in the Park', should they be forced by rain to move to the Playhouse for more than the ten-day period. The Playhouse has no conflicting bookings during July."

MOVED by Ald. Phillips,  
THAT this lighting equipment be rented to the organization for the amount of \$1,800.00, based on the report of the Auditorium Manager.  
(amended)

MOVED by Ald. Adams, in Amendment,  
THAT the following words be added to the motion of Alderman Phillips:  
'such rental to be paid in advance'.

- CARRIED

The motion, as amended, and reading as follows was put and carried:

"THAT this lighting equipment be rented to the organization for the amount of \$1,800.00, based on the report of the Auditorium Manager, such rental to be paid in advance."

K. New Fountain and Stanley Hotels

The Board of Administration, under date of June 19, 1970, submitted the following report of the Director of Planning:

"On April 30, 1970, Council adopted a report asking the Army and Navy Stores Limited to defer their request for a Development Permit for two months, pending the outcome of negotiations between the Residents of Gastown group and the Central Mortgage and Housing Corporation. Council is reminded that the Residents of Gastown group were undertaking a feasibility study in course of negotiations with Central Mortgage and Housing Corporation, contemplating the hotels being renovated and converted to middle aged and elderly citizens' residences, plus retail use at ground floor.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)New Fountain and Stanley Hotels (cont'd)

The two months deferment requested by Council will terminate on July 5, but it is possible that negotiations will not be successfully concluded within that time.

On June 12, Mr. W.W. Wood of Birmingham and Wood, Consultants to the Residents group sent the attached letter and a feasibility study to Council drawing attention to this fact and to the danger of demolition negating the project.

For Council's information, I have had discussions with Senior officials of the Central Mortgage and Housing Corporation in Ottawa relating to this project and they are interested in this proposal for large scale rehabilitation. They hope that a feasible project can result which will provide much needed housing accommodation in a new way. It will also result in the retention and renovation of two important early buildings in Gastown. As confirmation, a letter dated June 19, has been received from the Central Mortgage and Housing Corporation Regional Supervisor setting out their interest. (Copy of this letter is also attached.)

Mrs. Hall, representing a financial responsible group of individuals has become associated with the Residents of Gastown group and, is currently making an offer of purchase to the Army and Navy Stores. It is possible that a response to the offer will have been received or that other developments will have occurred by Tuesday, June 23, which will be reported verbally to Council at that time. In the event that no further developments occur, however, it is suggested that Council request a further delay of thirty days of demolition by the Army and Navy Stores to enable negotiations to be completed."

The Council recognized the cooperation which has been received to date from the Army and Navy Stores Limited in granting deferments of demolition to date and expressed appreciation of the Company's assistance in the matter.

MOVED by Ald. Linnell,

THAT His Worship the Mayor be in communication with the owners of these two hotels requesting further deferment of decision on demolition for a period of thirty days.

- CARRIED

MOVED by Ald. Phillips,

THAT the Director of Planning be requested to report back as soon as possible on suggestions for relief of the parking situation in the neighbourhood of the New Fountain and Stanley Hotels.

- CARRIED

L. Fire Protection to Mitchell Island

Commissioner Ryan reported orally that, due to a fire on the Fraser Street Bridge placing that bridge out of use for a time, the Richmond Council has asked if the City of Vancouver would agree to provide fire service to Mitchell Island for the time being.

MOVED by Ald. Adams,

THAT fire services be provided to Mitchell Island during this emergency on a basis of a charge for actual costs incurred, to include normal surcharge for administration purposes.

- CARRIED

Regular Council, June 23, 1970, . . . JUN. 23. 1970 . . . . . 16

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
THAT the Committee of the Whole rise and report. - CARRIED

MOVED by Ald. Linnell,  
SECONDED by Ald. Adams,  
THAT the report of the Committee of the Whole be adopted. - CARRIED

BY-LAWS

BY-LAW TO REPEAL BY-LAW No. 4317  
BEING THE MOTOR VEHICLE INSPECTION BY-LAW

MOVED by Ald. Adams,  
SECONDED by Ald. Bird,  
THAT leave be given to introduce a By-law to repeal By-law  
No. 4317 being the Motor Vehicle Inspection By-law, and the By-law  
be read a first time. - CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Bird,  
THAT the By-law be read a second time. - CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Bird,  
THAT Council do resolve itself into Committee of the Whole,  
to consider and report on the By-law, His Worship the Mayor in the  
Chair. - CARRIED

MOVED by Ald. Adams,  
THAT the Committee of the Whole rise and report. - CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,  
SECONDED by Ald. Bird,  
THAT the report of the Committee of the Whole be adopted. - CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Bird,  
THAT the By-law be read a third time and the Mayor and City  
Clerk be authorized to sign same and affix thereto the Corporate  
Seal. - CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping Up Lane  
(South of Melville Street from the Lane east  
of Thurlow Street to Burrard Street)

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,  
THAT WHEREAS all the streets and lanes lying within the  
limits of the City of Vancouver are vested in the City of Vancouver  
by virtue of Section 289(1) (2): of the Vancouver Charter; and

WHEREAS a portion of the lane in Block 3, District Lot 185,  
Group 1, New Westminster District, Plan 92, was dedicated by said  
Plan 92; and

cont'd....



MOTIONS (cont'd)Closing and Stopping Up Lane (cont'd)

WHEREAS written consent has been received by the City of Vancouver from the owner of the East  $\frac{1}{2}$  of Lot 13, said Block 3, for the closing, stopping up and disposing of portion of the lane in said Block 3;

THEREFORE BE IT RESOLVED THAT the portion of lane in Block 3, District Lot 185, Group 1, New Westminster District, Plan 92, dedicated by Plan 92, lying between a line joining the South East corner of Lot 1 to the North East corner of Lot 18 and the production southerly of a line drawn parallel to and 20 feet perpendicularly distant Easterly from the Westerly limit of the East 32 feet of Lot 7, all in said Block 3. The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated April 3, 1970, and marginally numbered LD 1195, a print of which is hereto attached, be closed, stopped up and conveyed to the owner of Lots 1 to 6, the East 32 feet of Lot 7 and Lots 14 to 18, said Block 3;

AND BE IT FURTHER RESOLVED THAT the closed lane be subdivided with the above mentioned lots.

- CARRIED

2. School Collector Sidewalk  
(W/S Slocan Street from Napier Street  
to Charles Street)

MOVED by Ald. Bird,

SECONDED by Ald. Sweeney,

THAT WHEREAS a proposed project for the construction of a portland cement concrete sidewalk, five feet in width, on the West side of Slocan Street between Napier Street and Charles Street, was recommended by the Board of Administration on April 24th, 1970, and approved by Council on April 28th, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on June 18th, 1970, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the said portion of Slocan Street, which has been designated by Council as a school collector street;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Slocan Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the West side of Slocan Street, between Napier Street and Charles Street;

cont'd....

Regular Council, June 23, 1970 . . . . JUN.23.1970 . . . . 18

MOTIONS (cont'd)

School Collector Sidewalk  
(W/S Slocan Street from Napier  
Street to Charles Street) cont'd.

AND BE IT FURTHER RESOLVED that the cost of the construction of the said sidewalk be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City.

- CARRIED BY THE  
REQUIRED MAJORITY

3. School Collector Sidewalk  
(W/S Slocan Street from Venables  
Street to Parker Street)

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,

THAT WHEREAS a proposed project for the construction of a portland cement concrete sidewalk, five feet in width, on the West side of Slocan Street between Venables Street and Parker Street, was recommended by the Board of Administration on April 24th, 1970, and approved by Council on April 28th, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on June 18th, 1970, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the said portion of Slocan Street, which has been designated by Council as a school collector street;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Slocan Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the West side of Slocan Street, between Venables Street and Parker Street;

AND BE IT FURTHER RESOLVED THAT the cost of the construction of the said sidewalk be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

cont'd....

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MOTIONS (cont'd)

School Collector Sidewalk  
(W/S Slocan Street from Venables  
Street to Parker Street) cont'd..

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid be assumed by the City and be paid out of the general revenue of the City.

- CARRIED BY THE  
REQUIRED MAJORITY

4. Neighbourhood Community Planning

On June 16, 1970, Notice was called on the following motion of Alderman Hardwick:

"THAT WHEREAS in the West End, Strathcona, Kerrisdale, Fraserview, Dunbar and other areas, planning problems of a local concern are arising;

AND WHEREAS at present the Planning Department is organized to deal primarily with individual properties or at a city-wide scale;

AND WHEREAS a report on Departmental re-organization will be forthcoming;

THEREFORE BE IT RESOLVED that the Director of Planning report to Council on how neighbourhood community planning can become more effective and more responsive to the local neighbourhoods and communities."

(referred)

MOVED by Ald. Wilson,  
SECONDED by Ald. Linnell,

THAT the foregoing motion be referred to the Standing Committee on Planning and Development.

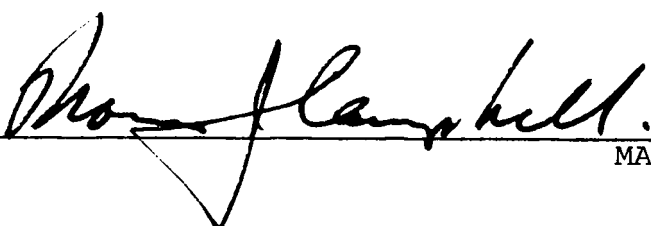
- CARRIED

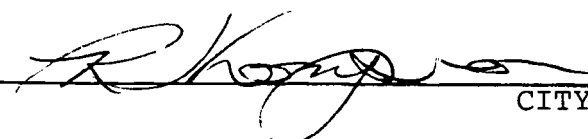
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The Council adjourned at approximately 5:20 p.m.

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The foregoing are the Minutes of the Regular Council meeting, dated June 23, 1970, and the reports referred to are those on Page(s) 127-149...

  
MAYOR

  
CITY CLERK

JUNE 19TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT  
(dated June 19th, 1970.)

1. Street Widening at the North East Corner of  
61st Avenue & Knight Street and Lot 20, Block 2  
of Block 5, D.L. 200

"The west 7 feet of Lot 20, Block 2 of Block 5, D.L. 200 is required for the widening of Knight Street.

Council has approved construction of a 62 ft. pavement on Knight Street from 57th Avenue southerly to the new crossing of the Fraser River.

The west 7 feet of Lot 20 is the last widening strip required for the foregoing paving project.

In addition to the cost of acquiring the 7 ft. of Lot 20, which is flankage, there will be additional physical costs which will include removing the existing concrete wall on Knight Street, constructing a new one at the new property line, the replacement of fences, the reconstruction of sidewalks within the lot, the removal of and compensation for trees, shrubs, hedges and a planter.

The Supervisor of Property & Insurance has been negotiating with the owner for the acquisition of the 7 ft. strip but to date, it has not been possible to arrive at a basis for settlement.

I RECOMMEND that the Supervisor of Property & Insurance be authorized to negotiate with the owner for the acquisition of the 7 ft. strip failing which the Corporation Counsel be instructed to commence expropriation proceedings and that an appropriation of \$8,000 be set up for the acquisition of the strip and the carrying out of the work from Account Number 0146/7901 (1970 Major Street Paving Program Unallocated)."

Your Board RECOMMENDS that the foregoing be approved.

2. 1970 Paving Program - South side of 49th Avenue  
between Cambie Street and Ontario Street

"On June 12th, 1969, Council authorized the City Engineer to call tenders for the construction of pavement and curbs on the north side of 49th Avenue between Cambie Street and Ontario Street. This improvement was initiated by the majority of the abutting residents.

Contracts were subsequently awarded for this work, and construction should commence in the next few weeks.

JUN 23 1970

Board of Administration, June 19th, 1970 . . . . (WORKS)

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2

The south side was not included in the Local Improvement as the abutting property consists of the new Vancouver City College and City-owned land (Langara).

Traffic volumes will increase in this section when the City College opens later this year and for this reason it is desirable to widen the pavement and construct curbs on both sides of 49th Avenue at this time. It is proposed that the improvement of this section will be followed later this year by the initiation by the City of the improvement of the remaining unimproved sections between Oak and Main Street as part of the overall plan for the improvement of 49th Avenue included in the current Five Year Plan.

The cost of constructing pavement and curbs on the south side of 49th Avenue between Cambie Street and Ontario Street is estimated to be \$58,000. Funds are available in Account Code Number 146/7901 'Major Streets Unallocated'.

It is proposed to add this work to the existing contract for the construction of curbs and pavement on the north side which was awarded in 1969, the work being carried over to this year. The Contractors have signified their willingness to accept the additional work at the rates established in their 1969 contracts.

I RECOMMEND that:

1. The City Engineer be authorized to construct pavement and curbs on the south side of 49th Avenue between Cambie Street and Ontario Street;
2. That funds in the amount of \$58,000 be appropriated from the Streets Capital Budget, Account Code Number 146/7901 'Major Streets Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. McCleery Street End South of Celtic Avenue  
and the Forest Service of British Columbia

"An application has been received from the Forest Service to lease the westerly 60 feet of McCleery Street south of Celtic Avenue for the parking of Forestry vehicles.

This portion of McCleery Street is 100 feet wide and has not been developed for highway purposes. The Parks Board has constructed a path about 20 feet wide on the street with hog fuel for equestrians to ride from Celtic Avenue to the dyke. The Forest Service has agreed to relocate this path from the west 60 feet of the street which it wishes to lease.

It is to be noted that Balaclava Street south of Celtic Avenue was leased to the Forestry Service in 1967 under similar conditions as set out below.

I RECOMMEND that the west 60 feet of McCleery Street extending from the southerly limit of Celtic Avenue to the Fraser River be closed and stopped up and leased to the Minister of Lands, Forests and Water Resources, subject to the following conditions:

- (1) The term of the lease to be 10 years subject to one year's notice of cancelation if required for municipal purposes at a nominal rental of \$1.00 for the term.

- (2) The Lease area to be developed to grades approved by the City Engineer.
- (3) The use to be for parking purposes only.
- (4) The Forest Service to relocate the existing path extending from Celtic to the dyke from the lease area to the easterly portion of the street, to the satisfaction of the City Engineer.
- (5) An agreement satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION:

4. Request for Installation of Advertising Bench at Bus Stop at 8725 Oak Street

The City Engineer reports as follows:

"This bus stop is on the west side of Oak Street, immediately south of 71st Avenue and extends across the frontage of an apartment owned by Mr. Leong, at 8725 Oak Street. The stop is used as a transfer point to and from the Richmond bus and serves the industrial area south of Marine Drive. Consequently, it is used somewhat more extensively than most bus zones in residential areas, especially late in the evenings.

Mr. Leong has complained of litter on his property, of loitering on his lawn and entrance walk, and of bus patrons standing in the apartment building entrance during inclement weather and disturbing his tenants.

A litter container was installed at his request, resulting in a degree of improvement and Mr. Leong constructed a low chain fence along his property line to protect his lawn. Since then, the fence has been damaged and Mr. Leong has written requesting that an advertising bench be installed at the bus stop, in hopes that this would further localize the area used by the waiting bus passengers.

It is not City policy to permit the installation of advertising benches in residential areas, although relaxations have been made in three cases; on Rupert Street at 4th and 5th Avenues and at Macdonald Street and King Edward Avenue. These installations were made at the request of residents from nearby Senior Citizens Housing Projects and two of the benches were installed as a public service, without carrying advertising.

In this instance it also appears there is justification for a departure from policy, in view of the circumstances and the direct request from the fronting resident, and since an advertising bench company has indicated they are prepared to install a bench, displaying advertising at this bus stop.

While the installation would not completely resolve the difficulties being experienced, it would be of significant assistance, and therefore, it is RECOMMENDED that the City's policy regarding the placing of advertising benches in residential areas be relaxed to permit the installation of a bench on the west side of Oak Street south of 71st Avenue, at the bus stop."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATIONS:

5. Musqueam Indian Reserve  
& Salish Subdivision

The Corporation Counsel reports as follows:

"On March 24, 1970 Council considered a lengthy report of the Standing Committee on Finance dated March 19 dealing with the Salish Subdivision in Musqueam. The report of the Standing Committee was adopted (with two minor modifications), and it appeared that all matters outstanding between the City and the developers had been resolved.

In summary, the City agreed to reimburse the developers for the cost of providing the services to the subdivision (approximately \$550,000) conditional upon all City by-laws being effective and the zoning in accordance with the City's RS-1 and RM-1 regulations.

At that time the application of City by-laws in this area did not present any problem because the Musqueam Band had agreed to surrender this land to the Crown Federal. The then prevailing legal opinion was that all Provincial and Municipal laws were effective on surrendered Indian lands.

In April of this year however, the British Columbia Court of Appeal held that even where Indian lands are surrendered to the Crown, they are still lands reserved for the Indians, and therefore Provincial and Municipal laws which attempt to regulate what may be done on those lands or how they may be used, are inapplicable and cannot be enforced. Accordingly, unless this judgment is appealed (which I understand is unlikely), and overruled by the Supreme Court of Canada, a fundamental condition of the City's agreement with the developers cannot now be carried out.

Before reporting to Council I discussed this matter at length with the solicitor for the developers and a representative of the Department of Indian Affairs. They are most anxious to put this development on the market, but the matter of making City by-laws applicable in this subdivision is still unresolved. The only method that now seems appropriate (complete alienation), is apparently unacceptable to the Band.

The solution suggested by the developers is that the proposals agreed to by Council on March 24 be implemented, and although Provincial and Municipal laws that concern the land will not be effective, the developers will attempt to specify the same standards by means of covenants in each lease. With some changes in the present proposed draft lease this could be done, although the City will never have any power to enforce these standards.

This matter is brought to your attention in order that you may consider whether or not, in the light of the fact that the City now has no legislative jurisdiction or power to enforce by-laws over these lands, the City is still prepared to reimburse the Band for the cost of the services in accordance with Council's previous resolution."

Your Board  
submits the foregoing report of the Corporation Council for Council's consideration.

(Circulated for the information of Council is the Standing Committee on Finance report of March 19, 1970 and Council action with respect to this report.)

6. Permission to Use a Portable  
Organ on City Streets

The City Engineer reports as follows:

"In a letter dated April 21, 1970, Mr. A. Lever of Lever Antiques, requests permission for an organ grinder to grind out old style music on the streets of Vancouver.

They propose to use a 100 year old Spanish Barrel organ that is mounted on a three-wheel dolly. The overall dimensions of this device will be 4 ft. 6 inches long, 2 ft. wide and 4 ft. high. It will be propelled around the Downtown area by a grinder. It is not their intention to stop in any one place for a prolonged period of time. Although this is not strictly an advertising device it will bear a 12 inch x 16 inch card on the back with the name and address, Lever Antiques, 771 Dunsmuir Street.

This request is similar in nature to the request from Adrian Stott in September, 1969. Mr. Stott requested permission for a group of local musicians to perform as buskers on City streets and was granted permission on a trial basis.

The Police do not foresee any problem from a traffic standpoint if the organ and grinder stay on the sidewalk and they do not, as they suggest, stay in one place for a prolonged period of time.

Since this proposal requires Council approval under Sections 67 and 69 of the Street and Traffic By-law, this report is submitted for Council Consideration.

In considering this matter Council should be aware that an activity of this nature has never been carried on in Vancouver and, therefore, it is impossible to foresee every situation which might arise. We therefore suggest if approval is granted that it be on a trial basis for a period of three months."

Your Board  
submits the matter to Council for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 109, 110, 112, 113



JUN 23 1970

BUILDING AND PLANNING MATTERSRECOMMENDATIONS1. Fraserview Killarney Area Council  
re Southeast Sector Development

The Director of Planning reports as follows:

"A letter addressed to His Worship the Mayor and Members of City Council was received from the Fraserview-Killarney Area Council asking Council to examine the conditions of development for the Southeast Sector and substitute the following:

- (a) town house units in Areas B, D, E and F be sold for development under Strata Titles Act
- (b) the regulations be reviewed for the two 6.6 acre garden apartment and town house sites in Area A to provide a greater percentage of open space
- (c) that a landscape buffer be provided between the development of town house, senior citizen, and garden apartment sites and existing single-family homes on Kerr and Tyne Streets
- (d) that the densities outlined in the May, 1968 Southeast Sector report be maintained for sites in Areas B, C, D, E and F.

Comments on Proposals

- A. In June, 1968 Council made a decision with respect to the type of management for multiple housing sites in Areas A and C. The Area Council is suggesting that City Council in considering types of development and management in the remaining areas (B, D, E and F) of the Southeast Sector consider only private ownership of town house dwelling units.
- B. The Area Council is concerned that the regulations proposed for the two 6.6 acre sites for garden apartments and town houses will not provide sufficient amenity and open space.  
  
Although not expressed in their letter, their principal concern is that the proposed regulations will result in a repeat of the internal and particularly external appearance of the Killarney Gardens development on the west side of Kerr Street. City officials are aware of the problems encountered with the Killarney Gardens development and will take account of the concerns of the residents of the area with respect to this aspect of design.
- C. The Area Council's concern with respect to landscaped setbacks and buffering of low density multiple housing from existing residents have been noted and will be considered in design reviews of development permit applications for the subject sites.
- D. The densities proposed for the town house sites in Areas B, C, D, E and F was F.S.R. 0.5 for large sites and F.S.R. 0.45 for longitudinal sites. These densities will permit approximately 12-16 units per acre (based on 1,200-1,600 square foot units). These densities are within the standards recommended by the American Society of Planning Officials (ASPO) and the Urban Land Institute.

. . . cont'd

Board of Administration, June 19, 1970

JUN 23 1970

(BUILDING - 2)

Clause 1 cont'd

The Fraserview-Killarney Area Council asked to be notified in advance if Council is considering significant changes to the Southeast Sector plans - particularly as they relate to the points they have raised in their letter.

Reports being submitted to Council are not made public until they have been forwarded to Council for consideration. The City Clerk has noted the request by the Chairman of the Fraserview-Killarney Area Council and will endeavour to forward copies of reports and extracts of Council minutes related to the Southeast Sector to him."

Your Board brings to the attention of Council and the Fraserview-Killarney Area Council that the overall design for the Southeast Sector is the most advanced by comparison with any part of the City and comparable with the best in North America in relation to the provision of amenity and facilities of all types combined with a variety of housing forms to meet current needs of families and senior citizens. These needs must take into account the economic circumstances of the families.

Your Board RECOMMENDS that the communication from the Fraserview-Killarney Area Council be received and they be provided with copies of reports as they are submitted to Council, together with a copy of this report.

(Copies of the letter from Mr. Abe Fehr, Chairman, Fraserview-Killarney Area Council are circulated for Council's information.)

2. Rezoning: E/S of Victoria Drive  
between 48th & 49th Avenues -  
(Dr. D. Ciarniello)

The Director of Planning reports as follows:

"An application has been received from Dr. D. Ciarniello, 1092 West 37th Avenue, requesting an amendment to the Zoning and Development By-law No. 3575 whereby Lot B, Block 1, D.L. 724 would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District for the purpose of 'building a dental office to serve the community of South Vancouver and Fraserview District'.

Submitted with the application was a letter from Dr. Ciarniello which states:

"The south Vancouver area is badly in need of more dentists and of more dental offices. As a dentist in the area I have been unable to keep up with the demands of the public. My patients have been forced to travel to other areas to seek dental treatment. Even so, the demands for my services are increasing every day.

For over the past four years I have been constantly looking for somewhere else to house my practice - somewhere that would allow me the space to hire more dental personnel. My search has been fruitless, so in desperation I recently purchased the property at 6458 Victoria Drive with the hopes of having it rezoned from RT-2 to C-2 for the purpose of building an adequate dental office.

It is my firm belief that you should allow me to erect a building that meets with your approval. The area and myself are desperate for these facilities.'

. . . cont'd

Board of Administration, June 19, 1970

JUN 23 1970

(BUILDING - 3)

Clause 2 cont'd

The subject lot has a frontage of 40' and a depth of 118' and is currently occupied by a dwelling. The four lots fronting on Victoria Drive, lying immediately to the north of the subject lot, terminating at 48th Avenue, are zoned RT-2 Two Family Dwelling District and are occupied by dwellings. The three lots to the south of the subject lot fronting on Victoria Drive, terminating at 49 Avenue, are zoned C-2 Commercial as are the lots on the west side of Victoria Drive from 47th Avenue to 158' south of 50th Avenue and lots on the east side of Victoria Drive between 49th Avenue and 50th Avenue, all of which are developed commercially,

The applicant has for some years occupied the 2nd floor of the bank building immediately to the south of the subject property. It is understood the lease is being terminated and he proposes to construct a dental office building on the subject property if the rezoning is approved.

The Technical Planning Board on May 15, 1970 recommended that the application be APPROVED.

The Town Planning Commission on May 29, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Haro-Smithe Connector - Subdivision and Disposal of Surplus Lands at Haro and Burrard Streets

Your Board submits the following report of the City Engineer, the Supervisor of Property and Insurance and the Director of Planning:

"Vancouver City Council in considering the attached Board of Administration report on the Haro-Smithe Connector, dated May 22nd, 1970, passed the following motions:

'THAT recommendations (a), (b) and (c) be laid over for two weeks to allow the Board of Administration to report on the desirability of including the Haro diversion property with the Robson Street property as a possible comprehensive block development as was accomplished in the Georgia-Pender area.

THAT lease extensions referred to in this clause be not granted but that after the lease expirations, such leases be continued on a month-to-month basis.'

The attached report of the Director of Planning dated February 19th, 1970 and titled 'Notes on Rezoning, 1000 Block Robson Street', was considered by Council on March 4th, 1970 and it was resolved:

'THAT the Director of Planning act as the City's liaison with Devanco Corporation Ltd., and the property owners and merchants not in the Corporation to assist in the determination of a development plan for the 1000 Block Robson Street within the context of an emerging Downtown Plan.'

The main concern of the Director of Planning's report was the preservation of the existing retail character of Robson Street. Although the maximum redevelopment area was purposely not delineated, a 7.9 net acre area including the City-owned Haro diversion property was studied.

. . . cont'd

Board of Administration, June 19, 1970 JUN.23 1970 (BUILDING - 4)

Clause 3 cont'd

Liaison to date with Devanco Corporation and other owners and tenants of the Robson Street area would indicate they are including the Haro diversion property in their formative plans for the proposed Robson redevelopment area. However, neither plans nor land assembly for the area have reached a stage where comprehensive redevelopment is possible.

In the interests of superblock redevelopment it would be desirable to include the 0.7 acre City-owned Haro diversion property within the proposed Robson redevelopment scheme, however, the property is not considered crucial to the preservation of the retail character of Robson Street. In addition it is physically separated from the Robson Street properties by the site of a new ten-storey apartment building (Lot 15 and the West ½ of Lot 16, Block 5, D.L. 185) and the British Columbia Automobile Association property (East ½ of Lot 16 and Parcel E, Block 5, D.L. 185).

Although desirable, inclusion of the Haro diversion property in the proposed Robson Street redevelopment area appears to be neither crucial, nor feasible under these present circumstances.

Notwithstanding the above, it is suggested that the City of Vancouver should be prepared to consider inclusion of the Haro diversion property if developers are able to demonstrate a workable means of doing so within the estimated 6 to 8 months required to prepare the property for sale.

It is therefore RECOMMENDED:

THAT Council adopt the recommendations of the Board of Administration report dated May 22nd, 1970, thereby approving subdivision, rezoning and sale of the Haro diversion property including the closed portion of Haro Street.

FURTHER, THAT Council not be adverse to considering inclusion of the Haro diversion property (excluding the northerly 35' + of closed Haro Street) in a workable Robson Street redevelopment plan, if such a plan is submitted within the estimated 6 to 8 month period required to prepare the property for sale."

Your Board RECOMMENDS that the foregoing joint report of the City Engineer, Supervisor of Property and Insurance and the Director of Planning be endorsed.

(Copies of the Board of Administration report dated May 22nd, 1970 and the report of the Director of Planning dated February 19th, 1970 are circulated for the information of Council.)

4. Rezoning: Area bounded by Skeena Street, Second Narrows Bridge approach, Rupert Street and C.P.R. Right-of-way

An application has been made by the Director of Planning requesting an amendment to the Zoning and Development By-law whereby the above lands would be rezoned from an RS-1 One-Family Dwelling District and a C-2 Commercial District to an M-1 Industrial District.

Urban Renewal Scheme No. 6 is being carried out under agreements dated September 21, 1967 and January 23, 1968 with the Federal and Provincial Governments.

The scheme will provide approximately 7 acres of industrial sites through acquisition and clearance of lands presently zoned RS-1 One-Family Dwelling District, C-1 Commercial District and certain redundant streets and lanes.

. . . cont'd

Board of Administration, June 19, 1970 JUN 23 1970 (BUILDING - 5)

Clause 4 cont'd

The lands within the urban renewal scheme, for which rezoning is required, are bounded generally by Rupert Street, McGill Street, Bridgeway, Skeena Street and the toe of the embankment forming the south approach to the Second Narrows Bridge. There are, however, two parcels of privately-owned land lying north of the McGill Bridgeway realigned street and the C.P.R. right-of-way presently zoned RS-1 and C-1, which should be rezoned to industrial concurrently. These are identified as Block K, D.L. HT, Plan 05461, owned by the C.P.R. and Lot 4, Balance Block J. D.L. HT, owned by Alberta Pool Elevators Limited. In addition, a small triangular parcel of land, identified as Lot 16, which was purchased by the City from the Province to provide for realignment of McGill-Bridgeway, should also be rezoned. Letters dated August 13, 1969 from Marathon Realty Co. Ltd. and dated August 20, 1969 from Alberta Wheat Pool advise that those owners have no objection to rezoning to industrial.

IT IS THEREFORE RECOMMENDED that the lands north of McGill-Bridgeway be rezoned from RS-1 One-Family Dwelling District and C-1 Commercial District to M-2 Industrial District (Heavy) and the lands south of McGill-Bridgeway, between Rupert Street and Skeena Street, north of the approaches to the Second Narrows Bridge, be rezoned to M-1 Industrial District (Light).

The Technical Planning Board on May 15th, 1970 endorsed the above-mentioned recommendation. The Town Planning Commission on May 29th, 1970 endorsed the recommendation with the specific recommendation that the industry be carefully selected.

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the application be referred for Council's consideration at a Public Hearing.

(A plan showing the lands concerned is circulated for the information of Council.)

INFORMATION

5. Parking: Royal Vancouver Yacht Club

On May 26, 1970 City Council instructed that:

"....the Board of Administration be requested to submit a progress report to Council respect parking proposals to accommodate the Royal Vancouver Yacht Club requirements, as referred to in Council resolution of April 7, 1970, when the City Engineer and City Planner were directed, in co-operation with the Park Board, to consider proposals and recommend an alternate acceptable plan to a previous proposal which was not proceeded with, re: the area near Pioneer Park."

The City Engineer and the Director of Planning report as follows:

"The City officials concerned have met and discussed alternate plans for the Royal Vancouver Yacht Club parking requirements. As the proposal involves further action by the Yacht Club, the alternative schemes have been submitted for their comments. The Club is expected to reply very shortly and it is hoped that a final report can be submitted to Council within two weeks."

Your Board submits the report of the City Engineer and the Director of Planning for the information of Council

Board of Administration, June 19, 1970 JUN 23 1970 (BUILDING - 6)

RECOMMENDATION

6. Strathcona Area Rehabilitation  
Project - Interim Report

Your Board submits the following report of the Director of Social Planning/Community Development:

"Mr. Maurice Egan, acting in the capacity of Chairman of the Strathcona Working Committee, is submitting for the information of Council, the report entitled 'Interim Report' - Strathcona Area Rehabilitation Project, prepared by the consultants, Birmingham & Wood, which was approved by the Strathcona Working Committee at its meeting on May 28, 1970.

The purpose of the interim report was to determine whether the consultants, Birmingham & Wood, should proceed to the second phase of the Strathcona study and prepare a final report on the feasibility of rehabilitating homes in a designated two block area. The Working Committee agreed that the final report should be undertaken and completed within a three-month period."

Your Board brings to Council's attention that the presently approved contract with the Consultants is \$18,000 and the Working Committee has agreed, subject to Council approval, to increase the contract amount to \$20,000 to enable the Final Stage to be completed. Your Board concurs with the Working Committee's recommendation that the contract amount be increased to \$20,000 and RECOMMENDS that Council approve the increase. It is noted that discussions on the validity of some pre-contract costs of the Consultants is still under discussion.

(Copies of the Birmingham & Wood "Interim Report" are circulated for the information of Council.)

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 113.....

JUN 23 1970

Board of Administration, June 19, 1970 . . . . . (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Separation Trust Agreement

The Corporation Counsel reports as follows:

"The above agreement with the Canada Permanent Trust Company came up for review by the nominees named therein at the request of the contributors. The contributors advised the nominees that they desired some relaxation in the present agreement with regard to withdrawals and some changes in the administration of the trust fund.

As a result of the representations the nominees compiled a series of questions for balloting purposes and forwarded one ballot to each contributor, a copy of which is circulated. The questions put to the contributors will be noted. Also circulated for your information is a copy of the explanation of the provisions of the present agreement and of the import of the proposed changes, which was also sent to each contributor. A large number of contributors filled in their answers and returned their completed ballots by the due date.

All the questions were answered in the affirmative by a majority of roughly 84% of the voting contributors. After the results of the balloting were known, the nominees met with the representatives of the Canada Permanent Trust Company to discuss the ways and means of giving effect to the wishes of the contributors. It was agreed by the Company's officials that the desired changes could be made without affecting the efficiency of operations of the fund or add appreciably to the general costs of the administration thereof.

It was felt by the nominees and Company representatives that the desired changes could be made better by the preparation and execution of a new agreement rather than by amendment to the existing agreement.

Accordingly the nominees would now request authority of the City Council to prepare a new agreement embodying the amendments which have been agreed upon by the Canada Permanent Trust Company and the contributors."

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

RECOMMENDATION AND CONSIDERATION2. Work on Crystal Pool Replacement prior to the 1971 - 1975 Five Year Capital Program

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation requested authority for an advance expenditure of \$45,000 under the 1971-1975 Five Year Plan so that immediate action could be taken to choose an architect.

On June 9th Council resolved:

'THAT the Park Board's request be approved, subject to the site for the replacement of the Crystal Pool being discussed in due course with the Council, and on the understanding that the Director of Finance will report on the method of advance financing for the \$45,000.'

..... Cont'd.

Board of Administration, June 19, 1970 . . . . . (FINANCE - 2)

JUN 23 1970

Clause 2 continued

The Director of Finance advises Council that the City's borrowing requirements for approved projects are already quite heavy in relation to the condition of the bond market and puts forward for Council consideration that, while Council has authorized the drawing of plans for this project, Council may wish to indicate that the timing for calling of tenders and scheduling of construction will depend on its priority rating with all other City projects in the demand for available borrowed funds.

RECOMMENDATION

It is recommended that the source of funds for the \$45,000 of architects' fees approved by Council on June 9th, 1970, for the Crystal Pool replacement be an advance against 1971-1975 Five Year Plan funds.

FOR COUNCIL CONSIDERATION

Whether Council wish to advise the Board of Parks and Public Recreation that approval of funds for planning the replacement of Crystal Pool does not give this project any priority and that calling for tenders and contracts will depend on the order of priorities placed by Council for the many City needs to be met from borrowed funds, as there is no certainty of the availability of such funds on terms that can be acceptable."

The Board of Administration concurs in the recommendation of the Director of Finance and forwards the other matter for Council consideration.

CONSIDERATION

3. Grant - Laurel House Society

Mrs. Laura Willows, Director of the Laurel House Society, in a communication, dated June 11, 1970, requests a grant from the Vancouver City Council in the amount of \$3,300. This grant is requested to help defray expenses with respect to an intensive care, therapeutic and educational two-months program for eight children with serious behaviour disorders. Mrs. Willows advises that there is no other treatment resource available to these children. She further advises that the Provincial Government Departments of Mental Health and Child Welfare have agreed to provide financial assistance towards this program.

As this request does not parallel previous grant requests submitted to Council, your Board is unable to provide examples of previous Council action. However, it is noted that in 1966, 1967 and 1970, Council gave a grant of \$1,000 each year to the Canadian Diabetic Association to assist diabetic children in Vancouver to be sent to a special camp.

Your Board submits the foregoing for the consideration of Council.

(Copies of the Laurel House Society's letter, dated June 11, 1970, and their budget are circulated for the information of Council.)

DELEGATION - LAUREL HOUSE SOCIETY



Board of Administration, June 19, 1970 . . . . . JUN 23 1970 . . . . . (FINANCE - 3)

4. Luncheon: Canadian Young Voyageur Program

The Administrative Assistant of Sir Charles Tupper Secondary School requests, in a communication, dated May 27, 1970, that the City sponsor an informal luncheon in the Centennial Museum cafeteria on Thursday, July 23, 1970. The purpose of the luncheon is to entertain 42 exchange Grade 11 students from Winnipeg, who will be hosted in Vancouver by John Oliver and Sir Charles Tupper Secondary Schools during the week of July 22nd - July 30th. The approximate cost of this luncheon will be \$85.00. It is suggested that His Worship the Mayor or his representative might extend civic greetings.

This is a Canadian Young Voyageur Program and the purpose is to give young Secondary School students a greater understanding of Canada. The tours are a joint venture and are financed by the Federal Government, Provincial Department of Education and the Vancouver School Board. In addition, the Student Council of each school is contributing both socially and financially.

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1969 - Canadian Council of Christians - Referred to Entertainment and Civic Recognition Committee with Power to Act. Expenditure up to \$100.

May 1967 - B.C. High School Drama Festival - Request Received.  
- Banquet for students attending above Festival.

Oct. 1966 - Ontario Legislative's Select Committee on Youth - Luncheon. - Approved

Council is reminded that on May 5th, when dealing with a request from the Rhodes Canada Educational Trusts Group for a tour and Civic luncheon, the following motion was passed:

"THAT this group be advised it is not Council's policy to make grants in respect of bus tours and dinners or luncheons on such occasions;

The Council, however, does grant free admissions on specific occasions to some of its Civic institutions and on application for such privileges, the City's Entertainment Committee is empowered to grant approval, as and when considered advisable."

Your Board submits the foregoing for the consideration of Council.

(Copies of letter, dated May 27, 1970, from Sir Charles Tupper Secondary School are circulated for the information of Council.)

Board of Administration, June 19, 1970 .JUN 23 1970 . . (FINANCE - 4)

RECOMMENDATION

5. Police Training Academy -  
H.M.C.S. Discovery

City Council, at its meeting of May 27, 1969, approved the termination of the use of accommodation at 1363 Howe Street and for the use of facilities at H.M.C.S. Discovery by the Police Department Training Academy, effective December 1, 1969.

In the report dealt with by City Council on May 27, 1969, it was reported that the proposed lease agreement for the use of classrooms between 8:00 a.m. and 5:00 p.m. would be at a cost of \$52.80 per month. The form of agreement and the estimated cost was signed on behalf of the Crown by the Unit Commander. Recently, a new directive has been issued by the Treasury Department to the Department of National Defence indicating that each unit must make a charge for services rendered sufficient to recover in full operating expenses incurred.

The arrangement for the use of facilities at H.M.C.S. Discovery by the Vancouver Police Training Academy has been reviewed by the officials of the Department of National Defence in Ottawa. They have submitted a "Leave and License Agreement" indicating a monthly charge of \$251.10 which represents a reasonably accurate estimate of the costs arising from the use of the premises by the Training Academy.

Your Board has been informed that this figure does not include a "rental" element. The Commanding Officer of No. 5 Regional Construction Engineering Office requested that the agreement be effective December 1, 1969. However, your Board has received confirmation from the Commanding Officer that the "Leave and License Agreement" shall be effective June 1, 1970.

The position is as follows:

Occupation Costs:

Dec. 1/69 to May 31/70 @ \$52.80 per month	\$ 316.80
June 1/70 to Dec. 31/70 @ \$251.10 per month	<u>1,757.70</u>
Total rental cost from date of occupation to end of current year	<u>\$2,074.50</u>

Your Board has been informed by the Chief Constable that there are sufficient funds in the budget to meet this expense and, therefore, no further funds are required.

The "Leave and License Agreement" has been reviewed by the Corporation Counsel who is satisfied with the form and the items contained therein.

Your Board RECOMMENDS that the "Leave and License Agreement" now on file in the City Clerk's Office, be executed by the Mayor and City Clerk on behalf of the City, to be effective June 1, 1970, and that the occupation costs noted above be authorized for payment in the usual manner.

\* \* \* \* \*

JUN 23 1970

BOARD OF ADMINISTRATIONPERSONNEL MATTERSREGULAR REPORTJUNE 12, 1970RECOMMENDATION

1. Salary and Classification Review -  
Golf Course Attendant II,  
Board of Parks and Public Recreation.

The Director of Personnel Services reports as follows:

"At the request of the Supervisor of Income Operations, I have reviewed the duties and responsibilities of one Golf Course Attendant II position, Income Operations Division, Board of Parks and Public Recreation.

The incumbent, in addition to being responsible for the operation of a small golf course, manages the Swangard Stadium. He is responsible for the security, maintenance, hiring, training and supervising casual staff, assisting in arranging bookings and negotiating rental rates, operating the concession stands, preparing the budget and reports, attending the Central Park Committee meetings and performing related work in the administration and operation of the Swangard Stadium. These added responsibilities commenced on April 1, 1969.

The Supervisor of Income Operations reports that the added responsibilities will continue over an extended period of time and that the incumbent's responsibilities will change as a result of further development of Central Park.

I therefore recommend that the incumbent temporarily receive two additional pay grades for the added responsibilities, effective June 1, 1969, and to continue until May 31, 1971. I also recommend that this position be reviewed again no later than May 31, 1971.

The estimated additional cost of this proposal for the period of June 1, 1969, to May 31, 1971, including fringe benefits at 25% will be \$1,680.

The cost of this proposal for seven (7) months in 1969 will be \$449.

The Municipality of Burnaby participates in the operation and administration of Central Park. Therefore, 50% of the cost of this proposal is recoverable from the Municipality of Burnaby.

The Comptroller of Accounts reports that the additional funds estimated at \$224.50 for 1969 and \$425 for 1970 are available within the 1970 Departmental budget. The Municipality of Burnaby has agreed to pay 50% of the cost of this proposal from their 1970 Operating Budget.

. . . Cont'd.

Board of Administration, June 12, 1970 .....(REGULAR PERSONNEL - 2)

Clause No. 1 (Cont'd.)

This report has been discussed with the Superintendent of Parks, the Central Park Committee and the Business Manager of the Vancouver City Hall Employees' Association, all of whom concur herein."

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
H.J. Levasseur	Golf Course Attendant II Pay Grade 17 (\$526 - 629)	Golf Course Attendant II Pay Grade 17 (\$526 - 629) Plus two pay grades for additional responsibilities	June 1, 1969 to May 31, 1971

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 117

JUN 23 1970

BOARD OF ADMINISTRATIONPROPERTY MATTERSJUNE 19, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART IS U N D R I E SRECOMMENDATIONS

1. Rental Review  
- 242 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:

"By Council resolution dated February 23, 1965 Lot 15, Block A2, D.L. 2037 which is situated at 242 Terminal Avenue and improvements were leased to Homewood Marine Company Ltd. for a term of 23 years, 9½ months, from March 15, 1965 to December 31, 1988. The rental has been reviewed in accordance with terms and conditions of the lease and the Supervisor of Property and Insurance recommends an increase from the current rate of \$375.00 per month plus taxes, to \$550.00 per month plus taxes, for a monthly increase of \$175.00, the taxes in this instance are billed separately. Homewood Marine Ltd. have concurred with this proposed rental increase.

RECOMMENDED that effective March 15, 1970 the foregoing rental increase to \$550.00 per month plus all taxes be adopted for the 5 year period from March 15, 1970 to March 14, 1975."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Park Site #19 (West End)  
1447 Barclay Street (Barclay Manor)

The Supervisor of Property and Insurance reports as follows:

"Further to Item 8, Property Matters, January 23, 1970, confirmed by City Council, January 27, 1970, the Supervisor of Property and Insurance was authorized to acquire the above property for the sum of \$117,500.00 as of January 15, 1970, chargeable to the Park Board account, this sum to be advanced against the 1970 allocation of Five Year Plan funds for Park Sites Acquisitions. This acquisition was subject to an existing lease expiring February 29, 1972, with an option to renew for a further three years. The monthly rental is \$1,000.00, due and payable on the 15th of each month.

Whereas this purchase was to have been made as of January 15, 1970, due to delays in reporting to City Council and in completing the conveyancing of the property, the former owners did not receive payment until February 2, 1970, the purchase price being disbursed as follows:

continued . . . / 2

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Board of Administration, June 19, 1970 . . . . . (PROPERTIES) . . . . . 2

Item No. 2 cont'd

James White Dick (RO) . . . . .	\$58,710.67
Ellen Selma Craggs (RO) . . . . .	58,710.67
City of Vancouver - estimated taxes	
Jan. 1 - Jan. 15, 1970 . . . . .	<u>78.66</u>
	\$117,500.00

It was subsequently discovered that the previous owners had collected the sum of \$1,000.00 representing the rental for the month ending February 14, 1970, and had failed to notify the City in order that this could be in the calculation of adjustments.

The matter has been discussed with the City Solicitor, who concurs that the date of sale should be changed to February 2, 1970, being the date the net proceeds were received by the former owners. Utilizing this date these parties have received an overpayment of \$513.74, computed as follows:

Rental for period Feb. 2 to Feb. 14/70		
$\frac{13}{31}$ of \$1,000.00	=	\$ 419.35
Taxes for period Jan. 16 to Feb. 2/70		
$\frac{18}{365}$ of \$1,914.11	=	<u>94.39</u>
		\$ 513.74

The former owners left Vancouver on an extended vacation and the City Solicitor's letter to them (through a Vancouver Post Office Box maintained by Mr. Dick for business purposes) requesting refund of this overpayment has brought no response.

It is therefore proposed to refer this matter to the Corporation Counsel to take appropriate legal action to enforce collection.

RECOMMENDED that the Corporation Counsel be authorized to take the necessary legal steps herein to protect the City's interests."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Franz Stigler  
- Rental Arrears

The Corporation Counsel reports as follows:

"Franz Stigler leases business premises from the City situate at 606 Union Street and known as Lots 1 and 2, Block 101, District Lot 196, Group 1, New Westminster District, at a rental of \$150 per month. He is presently \$900 in arrears and, is also indebted to the City for a further sum of \$495 which arose as a result of a dishonoured cheque given in payment for arrears of rent on premises he leased from the City at 120 Union Street.

Attempts to obtain payment of the arrears without legal action have failed."

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Board of Administration, June 19, 1970 . . . . . (PROPERTIES) . . . 3

Item No. 3 cont'd

Your Board

RECOMMENDS that the Corporation Counsel be authorized to take whatever steps are necessary to collect the rental arrears of \$1,395.00.

4.           Acquisition for Replotting - S.E. Sector  
             Lots on the W/S Harvie Street S. of Asquith Ave.

The Supervisor of Property and Insurance reports as follows:

"Lots 16 & 17, E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , D.L. 335 which are situated on the West Side of Harvie Street South of Asquith Avenue are required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

This property comprises two lots each 32.64' x 103' in size and both zoned RS-1. Same are presently overgrown with bush and are totally lacking all services.

Following further negotiations the representative of the owner agrees to accept the sum of \$10,000.00 for both lots as of June 1, 1970. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of \$10,000.00 on the foregoing basis chargeable to Code #4906/260."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

5.           Dick Building  
             1490 West Broadway

The Supervisor of Property and Insurance reports as follows:

"Lots 1 & 2, Block 351, D.L. 526 being 1490 West Broadway were acquired by the City of Vancouver in 1907 for firehall purposes. The site was not utilized for this purpose and in 1929, B.C. Estates were granted a 21-year lease (with option to renew for a further 21 years) for the purpose of erecting and maintaining the existing structure. The original lease and renewal period terminates December 31, 1970, at which time, according to the terms of the lease, the building reverts to the City. The present rental amounts to \$6,600.00 per annum representing land rent and includes land taxes in the amount of \$2,556.43. The lessee pays improvement taxes direct.

The subject property comprises two lots on the southeast corner of Granville and Broadway, measuring in total 50' x 120', zoned C-3 Commercial. The structure

continued . . . / 4

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Board of Administration, June 19, 1970 . . . . (PROPERTIES) . . . . 4

Item No. 5 cont'd

consists of a three-storey reinforced concrete and brick office building with retail stores on the ground floor. Save for two of the store areas there has been little or no modernization carried out on the building, but the general maintenance is adequate. There is a part basement area which houses the oil-fired hot water furnace with semi-automatic controls. As the structure covers the entire site there is no provision for off-street parking. All existing fixtures and equipment are satisfactory, but some modernization is desirable.

As mentioned above the total property reverts to the City on December 31, 1970, and in view of this an investigation was made into the most satisfactory disposition of the premises. This investigation considered

- (a) the possible sale,
- (b) continuation of a ground or net lease,
- (c) the City through the Property and Insurance Office, to take over the direct management of these premises.

By letter dated May 11, 1970, the Director of Planning has advised that 'while there is no definite civic use contemplated for this property in the immediate future, it would seem imprudent to dispose of the property.' The reasons given by the Director of Planning for the retention of this site are

- (i) The strategic location (intersection of Broadway and Granville) in connection with the Regional Study of Rapid Transit, and
- (ii) As the site in itself is too small for a new consequential building it would be to the City's advantage to retain ownership pending more definite development in the area.

There now appears to be two courses open to the City:

- (A) With no specific Civic use for the property it would be possible to sell at this time, and make the funds available for the City's Capital Programme.

(Estimated Market Value - \$250,000.00)

- (B) Retain the property for a period of, say, 10 years, and the City take over the direct management of the premises, (the indication is that the City will realize a net return after taxes and expenses of approximately 10% on a capital value estimated at \$250,000.00)."

Your Board submits the matter to Council for CONSIDERATION.

DELEGATION REQUESTS: (A) PEMBERTON REALTY CORPORATION LTD.

(B) SOLICITOR FOR PITMAN BUSINESS COLLEGE



JUN 23 1970

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Board of Administration, June 19, 1970 . . . . (PROPERTIES) . . . . 5

CONSIDERATION AND RECOMMENDATION

6. Sale of City-owned Property  
Situated in Block 288, D.L. 526

The Supervisor of Property and Insurance and the City Engineer report as follows:

"All of the block bounded by 6th and 7th Avenues, Burrard and Pine Streets, legally described as Block 288, D.L. 526, is owned by Plimley Motors Ltd. with the exception of City-owned Lot, South 26.5' of Lots 9 & 10, Block 288, D.L. 526 and a small portion of land dedicated for lane. A plan of the area is circulated.

The City-owned tax sale lot has been reserved from sale pending the possibility of an East-West lane being installed in the block. This City lot is approximately 26.5' x 100', zoned M-1, Light Industrial, and improved with an extremely old dwelling known as 2221 Pine Street, which is now vacant and beyond economic repair.

The only portion of lane in this block is a 10' strip, 33' in width, composed of the North 10' of the West 16' of Lot 15, and the North 10' of Lot 16, except the West 33'.

Representatives of Plimley Motors Ltd. have applied to the City to purchase the above noted City-owned lot and the dedicated lane for consolidation with abutting lands. The City Engineer recommends that the portion of dedicated lane be closed, stopped up and conveyed to the abutting owner, subject to the consolidation of the closed lane with the abutting lands.

The Director of Planning recommended that negotiations be entered into with the adjoining owner for consolidation of the lands. In this regard Plimley Motors Ltd. have submitted an offer to purchase the City property for \$17,550.00 calculated as follows:

South 26.5' of Lots 9 & 10	\$15,900.00
Sale of closed lane	<u>1,650.00</u>
	\$17,550.00

FOR COUNCIL CONSIDERATION:

- A) The matter of the direct sale of the South 26.5' of Lots 9 & 10 and 330 sq. ft. of lane to the abutting owner, based on the Director of Planning's recommendation, is submitted to City Council for consideration.

RECOMMENDED that:

- B) In the event that City Council endorses the direct sale, it is recommended it be effected as follows:
- i) Sale price of South 26.5' of Lots 9 & 10 and 10' strip of lane abutting the West 16' of Lot 15 and Lot 16 except West 33', be \$17,550.00 plus taxes on the land only and registration fees.
  - ii) Vacant dwelling on South 26.5' of Lots 9 & 10 to be demolished by Plimley Motors Ltd. within 60 days.
  - iii) South 26.5' of Lots 9 & 10 to be consolidated with adjoining vacant Lot B of Lots 9 & 10.
  - iv) Strip of lane abutting to be consolidated with West 16' of Lot 15 and Lot 16 except West 33'."

Your Board submits the foregoing report of the Supervisor of Property & Insurance (A) for CONSIDERATION and (B) as a RECOMMENDATION.

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Board of Administration, June 19, 1970 . . . . (PROPERTIES) . . . . 6

PART II

S A L E S

RECOMMENDATIONS

7. RECOMMENDED that the following offer received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lot 32, D.L. 662 & 729, Plan #13271  
W/S Ross Street between Waverley and 48th Ave.

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
August Adfeldt	32	50.8' x <u>120.58'</u> 120.62'	\$12,000.00	Cash	This lot is known to contain peat & no guarantee given to soil stability.

8. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, construction to be commenced within 18 months from date of Council's approval of the sale.

Re: Lot 4, Blocks 1 & 8, D.L. N $\frac{1}{2}$  339  
S/S 48th Ave. between Tyne St. & Boundary Road

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Frank Durante	4	40' x <u>157.86'</u> 157.88'	\$12,000.00	City Terms @ 9-3/4%

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 117